

County Parking Lot C Development

Proposal from
Weber Holdings

Since We Last Met

- This committee last met on April 3rd
 - Finalized the summary of recommendations
 - RFQ for development teams was out (released in March)
- Presentation of recommendations
 - April 7, 2014 – County Board
 - Dave Ring and Sr. Georgia Christensen
 - May 8, 2014 – City Council
 - Joe Veenstra and Dave Ring

Since We Last Met

- RFQ Responses were due back on April 30th
 - 3 development teams responded:
 - Doran Companies, Bloomington, MN
 - 360 Real Estate/Borton Construction/Doerflinger, La Crosse
 - Weber Holdings, La Crosse
- AC&DCSC found all three to be qualified, and invited them all to respond to RFP
- RFP was released on May 14th; Due back July 15th
 - Proposals were received from all 3 development teams
 - All 3 teams were interviewed by the committee

Since We Last Met

- July 24th – AC&DCSC interviewed development teams
 - Recommended that the County start negotiations with Weber Holdings for sale and development of Lot C
- August 6th – Executive Committee unanimously passed resolution to start negotiations with Weber Holdings
- August 11th – County Board unanimously passed resolution to start negotiations with Weber Holdings

Weber Holdings Proposal

- Development Team - Weber Holdings, Kubala Washatko Architects, C.D. Smith Construction
- Mix of uses – market rate residential, bank, office, retail/market
- Timeline – first phase will accommodate needs of Associated Bank; complete build-out of lot by summer 2017
- Parking - Below grade and screened surface parking on site; Need for off-site structured parking
- Tax Base - \$41m on site
- Sustainability – designed to LEED standards; reduce paved surface by about 22%
- Sale Price – in range of \$500,000 to \$1,500,000

VPS - Building Character/Type



Base – Middle - Top



Top

Middle

Base



Top

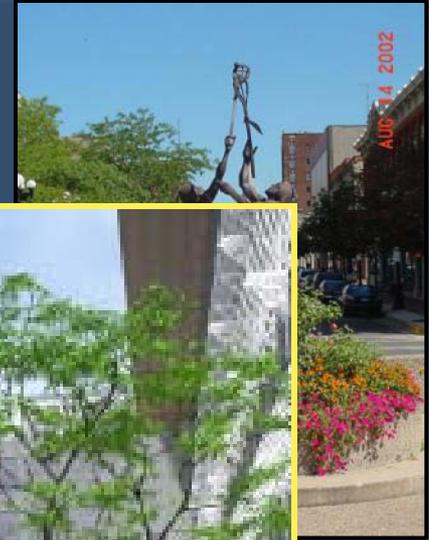
Middle

Base

VPS - Setbacks/Streetscaping



VPS - Site Amenities/Parking Treatments



Other Committee Recommendations

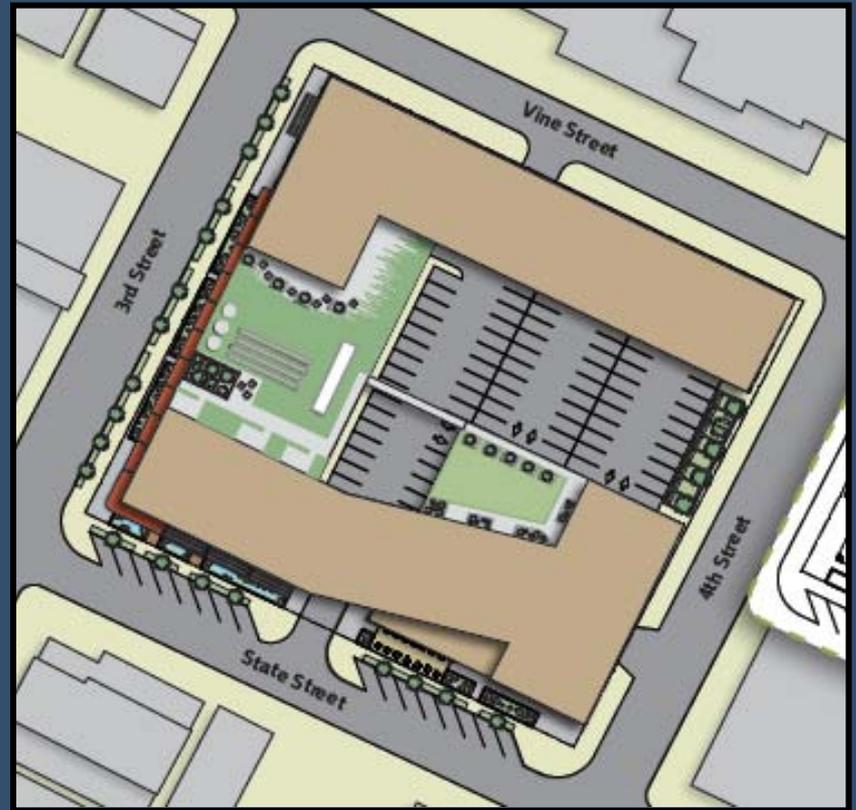
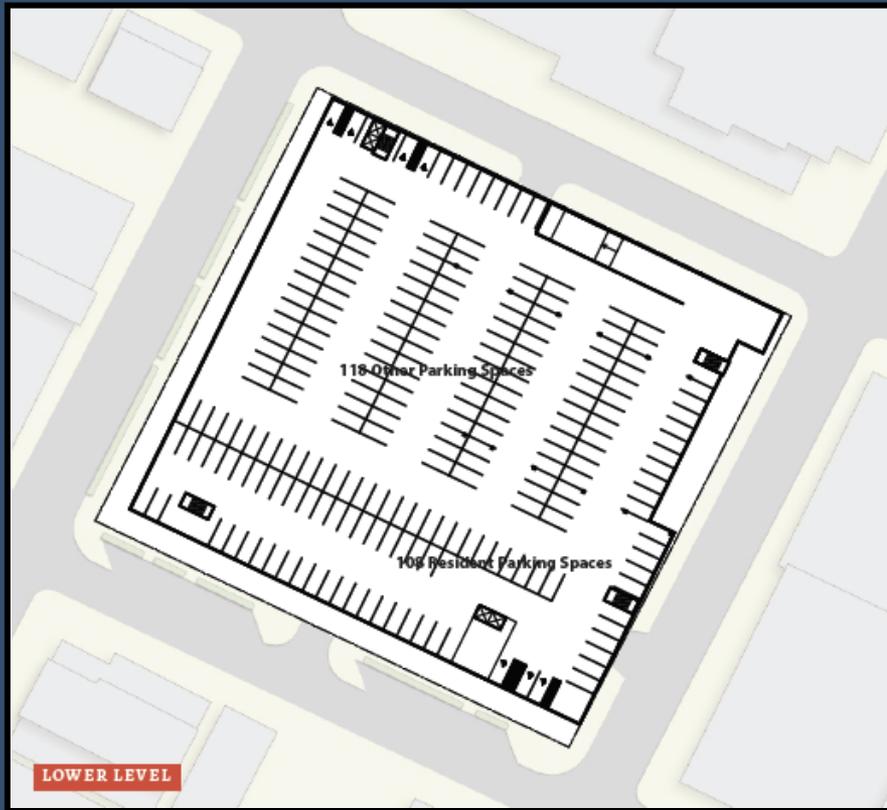
- Tax Base Creation is Important

Project Component	Units/SF	Projected Value
Residential	94 units	\$13,630,000
Market	24,000 sf	\$2,640,000
Office	105,000 sf	\$15,750,000
Retail (Bank/Café)	4,500 sf	\$540,000
Below-Grade Parking	237 stalls	\$5,688,000
Surface Parking	112 stalls	\$1,344,000
Land	97,879 sf	\$1,468,190
Total		\$41,060,190

Other Committee Recommendations

- Design should be sensitive to the historic district
- Strong recognition of value of public realm improvements & streetscaping
- Parking will be important, but should be under buildings or screened
 - If public support is necessary for parking, County, City, and developer should work together to find most cost-effective way to finance and fully-reimburse the public as quickly as possible.

Parking



Parking



POTENTIAL OFF-SITE STRUCTURED PARKING

Sustainability





Development Team

Weber Holdings

Don Weber
Nick Weber
Mark Hammond
Mike Lemmon

TKWA

Allen Washatko
Vince Micha
Matt Frydach
Ethan Bartos

C.D. Smith

Mike Krolczyk
Tricia Caswell

Development Concept - View from the Southwest



2,240 sf bank

94 residential units

111,500 sf office (500 new jobs)

Green roof

23,000 sf market

354 parking stalls

2,000 sf cafe

View from the Southeast



94 residential units

111,500 sf office (500 new jobs)

2,000 sf cafe

2,240 sf bank

354 parking stalls

Pocket Park